| 066.0 | 0005 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 740,800 / 740,800 |
| | | | | | USE VALUE: | 740,800 / 740,800 |
| | | | | | ASSESSED: | 740,800 / 740,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 31 | | JOHNSON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | HAYES CHARLES W/TRUSTEE | |
| Owner 2: | HAYES MARY ANNE/TR & | |
| Owner 3: | HAYES KEVIN C/TR OF CHARLES & | |
| Street 1: | 31 JOHNSON RD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry: | Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HAYES CHARLES W/ETAL - |
| Owner 2: | HAYES MARY ANNE - |
| Street 1: | 31 JOHNSON RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,878 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1674 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6878.000 | 297,500 | 4,900 | 438,400 | 740,800 |
| Total Card | 0.158 | 297,500 | 4,900 | 438,400 | 740,800 |
| Total Parcel | 0.158 | 297,500 | 4,900 | 438,400 | 740,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.53 | /Parcel: 442.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42527
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 066.0-0005-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 297,500 | 4900 | 6,878. | 438,400 | 740,800 | 740,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 239,000 | 4900 | 6,878. | 407,100 | 651,000 | 651,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 239,000 | 4900 | 6,878. | 407,100 | 651,000 | 651,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 239,000 | 4900 | 6,878. | 357,000 | 600,900 | 600,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 239,000 | 4900 | 6,878. | 325,700 | 569,600 | 569,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 233,100 | 4900 | 6,878. | 288,100 | 526,100 | 526,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 233,100 | 4900 | 6,878. | 272,500 | 510,500 | 510,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 233,100 | 4900 | 6,878. | 259,300 | 497,300 | 497,300 | | 12/13/2012 |

!5691!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:32:46 |

## LAST REV

| Date | Time |
|---|---|
| 10/10/19 | 13:36:26 |
| apro | |
| 5691 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 42527 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HAYES CHARLES W | 64752-559 | | 1/5/2015 | Convenience | 1 | No | No | | |
| HAYES CHARLES W | 26733-65 | | 10/8/1996 | | 99 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/9/2018 | Meas/Inspect | BS | Barbara S |
| 12/23/2008 | Meas/Inspect | 163 | PATRIOT |
| 10/24/2000 | Hearing Chag | 201 | PATRIOT |
| 10/7/1999 | Meas/Inspect | 267 | PATRIOT |
| 7/31/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6878 | | Sq. Ft. | Site | | 0 | 70. | 0.91 | 12 | | | | | | | | | 438,437 | | | | | | 438,400 | |

Total AC/HA: 0.15790 | Total SF/SM: 6878 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,437 | Spl Credit | Total: 438,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1931 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.27724004 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 158.043 |
| Other Features: | 77544 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 431206 |
| Depreciation: | 133674 |
| Depreciated Total: | 297532 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | | HB | 2 |
|---|---|---|---|---|---|---|---|---|

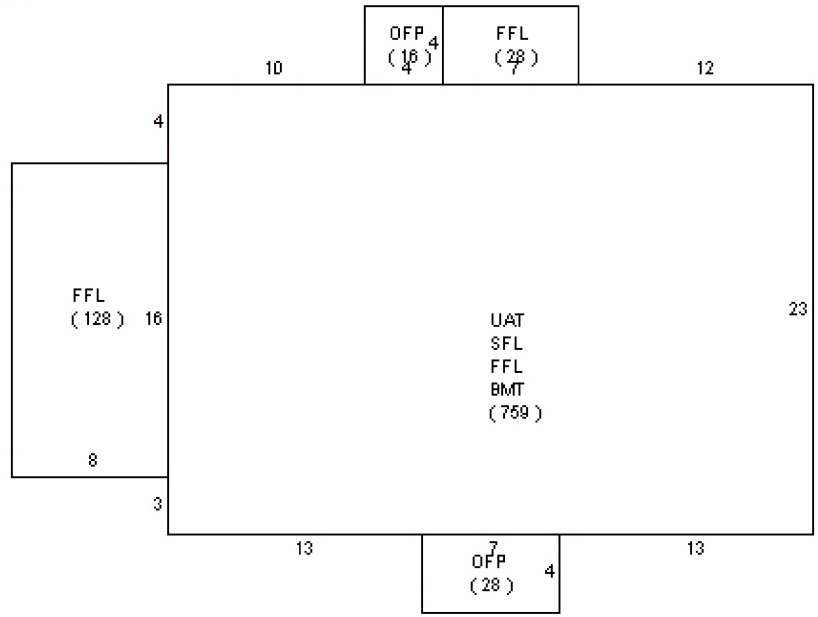
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 173.85 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 111.55 |
| Final Total: | 297500 | Val/Su SzAd | 177.72 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 915 | 158.040 | 144,609 |
| BMT | Basement | 759 | 47.410 | 35,986 |
| SFL | Second Floor | 759 | 158.040 | 119,954 |
| UAT | Upper Attic | 190 | 63.220 | 11,995 |
| OFP | Open Porch | 44 | 43.560 | 1,916 |

| Net Sketched Area: | 2,667 | Total: | 314,460 |
|---|---|---|---|
| Size Ad | 1674 | Gross Are | 3236 | FinArea | 1674 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 066.0-0005-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X19 | A | AV | 1931 | 21.58 | T | 40 | 101 | | | 4,900 | | | 4,900 |

| More: | N | Total Yard Items: | 4,900 | Total Special Featues: | | Total: | 4,900 |
|---|---|---|---|---|---|---|---|